

74-78 SOUTH STREET, DORKING, RH4 2HD



**TOWN CENTRE FULLY LET INVESTMENT
FOR SALE**

**OFFERS IN THE REGION OF
£695,000 - FREEHOLD**



Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Comprising two shops, one office and one flat
- Fully let mixed use opportunity
- Located in the town centre with established Tenants
- Includes one three bedroom flat subject to an AST

This rare opportunity comprises of two adjoining lock up retail units with a self contained office premises above to the front plus a well presented three bedroom flat forming the rear section of the uppers. Situated in a well established secondary position on the north side of South Street close to Waitrose. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

T 01306 884685

ACCOMMODATION SUMMARY

No.74: Self contained first floor office premises with pavement access approx. 550 sq ft (51.09 sq m).
 No.76: Double fronted shop unit good depth let to established wine merchant 1,158 sq ft (107 sq m).
 No.76a A self contained three bedroom first floor flat currently let unfurnished @ £ 825 pcm.
 No.78: Lock up retail unit. Retail area 468 sq ft (43.48 sq m). Kitchen/storage area 95 sq ft (8.83 sq m)

GUIDE PRICE

Offers in the region £695,000 for the freehold interest

TENURE

Freehold sale with each separate premises being subject to an existing lease (as noted below).

VAT

We are advised that the premises is not elected for VAT at present.

LEASE & TENANCY SCHEDULE

The premises are subject to the following leases:

Address	Tenant	Term	Current Rent (pa)	Next Review	Notes
No. 74	Taylor Williams Daley Ltd	10 years From 24.6.16	£9,000	26.6.21	Let on FR&I basis. Tenant break option 26.6.21
No. 76	The Vineyard	15 years From 1.1.19	£21,000	1.1.24 & 1.1.29	Let on FR&I basis. New lease being finalised Tenant break options 1.1.24 & 1.1.29
No. 76a	Individuals	AST From 28.11.18	£825pcm/£9,900	N/A	
No. 78	Private couple	New letting is agreed but not yet completed for a term of 5 years from November 2020	£10,000 supported by a 9 month monetary rent deposit	? 11.23	Let on FR&I basis. Tenant break option ? 11.23. Lease subject to cap on external repairs.

COSTS

Each party are to bear their own costs in the transaction



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**



BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value

No. 74	£7,500
No. 76	£15,750
No. 78	£8,900
Uniform Business Rate	£0.504 (April 2019 – March 2020)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

EPC's are available for these properties.

No 74 has been rated D (84)

No 76 has been rated C (60)

No 78 has been rated C (68)

The flat has been rated E (45)

A full copy of the EPC's is available upon request.

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons telephone 01306-884685.



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

